

# CARMEL CLAY TECHNICAL ADVISORY COMMITTEE Minutes

June 22, 2005

## REPRESENTING THE CITY OF CARMEL:

Akers, Bill / Communications	
Brewer, Scott / Environmental Planner	
Conn, Angie / Planning & Zoning	
Griffin, Matt / Planning & Zoning	
Hoyes, Greg / County Surveyor's	
Hoyt, Gary / Fire Marshal	
Redden, Nick / Engineering	Arnold, Nathan / City Engineering
South, John / Hamilton City Soil & Water	
Williams, Andrew / CTRWD	

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**Docket No. 05050049 PP: Fortune Farms Primary Plat**

The applicant seeks approval of 123 lots on 43.61 acres: The site is located 2555 W. 131st Street and is pending PUD approval.

Filed by Paul Shoopman of Indiana Land Development Corp.

**REPRESENTING THE PETITIONER:**

Charlie Frankenberger

Jud Scott

Chris Wiseman, Paul J. Cripe, Inc.

Charlie Frankenberger requested a change in zoning located south of 131<sup>st</sup> street and west of town road. It will be residential with a mix of residential and civic in one area. The meeting today is for DP/PP approval, but he will not notice this for public hearing in July, however, it is good to have the meeting anyway.

John South - with soil and water district commented on the water quality on the primary plat. Outflow pipe is fairly close to discharge pipe. In the south pond it is very easy to do. He sent out a letter with soil comments, fairly typical

Matt Griffin with the City of Carmel Planning and Zoning said the petitioner might want to consider entry point to the south with how it aligns with the other entry point.

Drew Williams said that at this stage there is no detail.

Greg Hamilton with the county surveyors office – There is a regulated drain that will have to be constructed.

Gary with the Fire Department – Was wondering if project was going to include an amenity building.

The petitioner responded that it probably would not.

Gary asked if the development would be gated.

The petitioner responded that it would not be.

Nick from the Carmel Department of Engineering said he would fax comments.

Scott Brewer – Shocked of sub area A. Tree preservation on north side disappeared off the plan. In revised plan it appears to be blank. It looks like those areas aren't going to be saved and he thinks there should be a commitment to save those areas.

Charlie asked what trees are up there.

Scott said burr oaks.

Angie Conn – had no additional comments

Charlie – thank you.

...END...

**Docket No. 05060013 TAC: Carmel Office Park – Building 4**

The applicant seeks to construct a 10,105 square foot office/warehouse building and associated parking. The site is located at 389 Gradle Drive and is zoned I1. Filed by Mark Settlemyre of Foresight Engineering.

**REPRESENTING THE PETITIONER:**

Mark Settlemyre  
Dale Sollenberger

Mark Settlemyre proposed completion of the last office park in the northeast corner. There will be a parking lot facing 3<sup>rd</sup> avenue. Rear access will be off of Gradle Avenue. Drainage – detention pond on southwest corner of intersection has remained in place and maintained. The plan that they submitted has a few changes with regard to landscaping issues. The owner of the property has a tenant that needs a bay for the buses for race care drivers. He would like to provide double side parking. He would also like to reduce the northeastern portion of the central building on the plan, with possibly less landscaping on the eastern edge and more landscaping on the northeastern edge. The petitioner would also like to increase parking in back.

John South - commented that the sill fence and legend should be labeled, and that the sill fence should be turned to run it west. The site is well under an acre, so there is no need to apply for Rule 5, a storm water pollution prevention plan.

Matt – In regards to the ADLS the subcommittee needs to look at it. There is a new fee, and new packets are needed this Friday with revised plan.

Bill Akers – Inquired as to how many tenants there would be because permits will have to be assigned and addresses will be off of Third Avenue. He has addresses tentatively.

Not in sewer district

Greg Hoyes commented that they would probably only need an outlet permit, and that they have sent out a letter.

Gary Hoyt asked if there is an automatic sprinkler system?

The petitioner said no.

The fire department is asking for a Knox-box that will hold a key to get in to the building if there is a problem. Height of building 20 feet. Will there be a fire alarm system?

The petitioner doesn't know.

Nick Redden with engineering had not had a chance to review the plans but will give his comments as soon as possible.

Scott Brewer – Commented that they should probably meet so to make comments as to what they plan to do. He would like to see limits of construction, and planting notes and a plant schedule with size and type. The petitioner can give him a call for a meeting.

Petitioner – Asked to spread some of trees out instead of front-loading whole site. Scott said it might be possible.

Angie Conn had no additional comments.

...END...

**David Wilkinson, lots 17 pt-18 pt - Commercial Kitchen**

The applicant seeks use variance approval for a commercial kitchen & offices.

**Docket No. 045050043 UV** Chapter 9.01 permitted uses

**Docket No. 045050044 V** Chapter 23D.03.C.1.a(iii) 70% max. lot cover

**Docket No. 045050045 V** Chapter 27.03 paved/curbed parking

The site is located at 21 Fifth Street NE and is zoned R-3/Residential within the Old Town Character Subarea.

Filed by Gayle Helart.

**REPRESENTING THE PETITIONER:**

Jim Mack  
Gayle Helart

The petitioner would like to turn the building into an office and put a baking kitchen in the existing garage area. The plan has increased in size from the original, with an additional space being located upstairs. No parking in rear with sheet draining into street. Fairly minimal runoff.

John south – has not looked at plan, but if it has construction under 1 acre then it does not require a Rule 5 approval.

Bill Akers – Asked if there was only one tenant?

The petitioner responded that there would be one or two.

Bill Akers said that the development would be assigned street numbers.

Greg Hoyes commented that the development probably would not need detention. The Hamilton County Surveyor's Office does need a copy of drainage calculations. He also commented about existing storm sewer.

Gary Hoyt inquired into the use of the commercial cooking kitchen, such as if it will be baking. The health department would approve it.

Gayle said that the kitchen would be used to make food that people could then sell on their own. So far she has gotten interest from people who would make cookies, candy truffles, and possibly hot dogs. Primarily baking she thinks.

Gary Hoyt thinks that there could be a problem is somebody wanted to deep fry or if the stove had more than 6 burners, and it would need ventilation to let the heat out.

Gayle said that it is a detached garage with a way to get in to use restroom.

Gary Hoyt said that it might require a Knox-box to store a key to allow fire access to the kitchen.

The petitioner stated that the commercial kitchen has not been designed yet Engineering has not reviewed plans yet, and will as soon as they can.

Scott Brewer – He would like to see the area in the back preserved and with regard to the small trees he would like to see tall growing shade trees. Scott Brewer asked if there is a dumpster screening?

Petitioner said it is probably a wood screening for the dumpster.  
Scott said they would probably need to have a plant screening.

Gayle said they would be removing old, dead trees but will save other trees. Petitioner said they will clean up the back portion of the lot but will leave trees.  
Scott said the natural growth provides a lot of cover, and he would save a lot of the smaller stuff, and not go to lawn.

Angie Conn said she sent a letter and had no other comments.

Petitioner- one of the other variances is to hold off a couple years on the asphalt due to budget, and asked if there were any issues right then. The plan would be to do asphalt as soon as it is in the budget, and right now it will probably be gravel.

Scott liked the idea of gravel because it is pervious.

...END...

### **International Montessori**

Petitioner seeks the following special use amendment & development standards variance approvals:

**Docket No. 05050058 SUA ZO Chapter 21.02 expansion of special use**

**Docket No. 05050059 V ZO Chapter 5.04.03.F over 35% lot coverage**

The site is located at 2150 W. 96th St. and is zoned S-1/Residence - Very Low Density.

Filed by Stuart Shade of SRS Architects

### **REPRESENTING THE PETITIONER:**

Stuart Shade  
David Klain  
Ed Fleming

The development is on a single lot between subdivisions and the petitioner said they are not planning on anything site wise. When it was turned from a residence to a Montessori school it was updated. Permit was given to do turn around and they were asked to stay out of right of way, it was 50 feet.

John South – said a storm water pollution prevention plan would not be needed for the development because it is less than 1 acre.

Bill Akers - no plans.

Greg Hoyes – thought that detention wise, it was in good shape.  
Petitioner would like permit number.

Gray Hoyt with the fire department. – Wondered if it used to be a daycare, and if there was a basement.

The petitioner responded by saying yes.  
Construction would probably not require a sprinkler.

The petitioner said that they would put a Knox-box up if needed.  
Gary Hoyt next asked if there was a fire alarm system, and the petitioner said yes.  
The petitioner also said that he would continue using the fire alarm and update it.

Nick Redden – Said he has not gotten plans yet.

Scott Brewer asked if buffering material was actually on property? He may require adding a few more things in a few more places. He would like a full plan. Suggested setting a meeting outside of TAC.

The petitioner stated that it is difficult to see what the property is like while on site.  
Angie Conn said they should make sure they prepare the form for the dedication of the 75-foot right of way, which is part of the 20-year thoroughfare plan.

The petitioner thought it was only 50 foot. Angie said she would check on that.

The petitioner said that the intent was to go to public hearing and if there isn't a problem, then go to a private meeting.

**...END...**

**Heather Knoll, Sec 2: Amenity Area**

Petitioner seeks special use approval to establish an amenity area:

**Docket No. 05050046 SU** Chapter 5.02 special use in the S-1 zone

The site is located at approximately 2830 West 141st Street. The site is zoned S-1/Residence - ROSO.

Filed by Ed Fleming of Stoeppelwerth & Associates for PPV, LLC.

**REPRESENTING THE PETITIONER:**

Ed Fleming  
Ken Brasseur  
Steve Broermann, Platinum Properties

Ed Fleming stated that in section 2 of the plans that have already come through there would be a pool, bathhouse, and parking.

John South – Stated that since the development is less than one acre it does not need rule 5 approval, because it is part of a larger plan. A construction entrance, however, may be appropriate

Bill Akers had no comment.

Greg Hoyes said that two spruce trees need to be moved to gain access to the pond.

Gary Hoyt had no comment.

Nick Redden with the engineering department said that comments had been sent to the petitioner.

Scott Brewer, Urban Forester had a problem with buffering. He may want larger plant material to provide a buffer from the houses. The plans now do not have large enough buffer, height wise, to buffer the houses from the basketball courts. The spruces are fine on the north side. The spruces Greg Hoyes asked to move along northeastern site can just be moved down along eastern side.

Angie Conn, city planner, had sent out comments with the minimal area of a pool and she said the department would like to see a lifeguard on duty.

Petitioner said they had a fence detail and it would be a rod iron, 6-foot tall fence that went all the way around and they can provide detail.

**...END...**

**LongRidge Estates, Sec 1: Amenity Area**

Petitioner seeks special use approval to establish an amenity area:

**Docket No. 05050047 SU** Chapter 5.02 special use in the S-1 zone

The site is located at approximately 13800 N Shelborne Rd. The site is zoned S-1/Residence - ROSO.

Filed by Ed Fleming of Stoeppelwerth & Associates for PPV, LLC.

**REPRESENTING THE PETITIONER:**

Ed Fleming  
Ken Brasseur

Petitioner stated that the amenity area would include a pool, bathhouse, tennis courts, and parking.

John South said that the development needs a rule five plan. The petitioner can make reference on this plan to the original and can amend NOI original to include project. Part of original area but not detailed in original plan. Need submittal to IDEM.

Bill Akers had no comment

Engineering said that they had sent a comment letter.

Scott Brewer commented that on the 14 Canada red cherries, the diameter only needed to be an inch and half. Other than that, he had no further comment.

Angie Conn had no additional comments.

...END...

**LongRidge Estates, Sec 1: Lacrosse Fields**

Petitioner seeks special use approval to establish lacrosse fields:

**Docket No. 05050048 SU** Chapter 5.02 special use in the S-1 zone

The site is located at approximately 13800 N Shelborne Rd. The site is zoned S-1/Residence - ROSO.

Filed by Ed Fleming of Stoeppelwerth & Associates for PPV, LLC.

**REPRESENTING THE PETITIONER:**

Ed Fleming

Ken Brasseur

Steve Broermann

The property is located south of Longridge Estates Section 1 Amenity Area in Claybourne subdivision. The lacrosse fields will include no buildings, just parking and three fields, with some storm sewer.

John South with soil and water expressed his curiosity about if there are two different developers.

The petitioner said that the Dad's Club is in need of fields. Corby Thompson is going to donate and dedicate the fields to the Dad's Club and Platinum will build them. The fields will be owned and maintained by the Dad's Club and Platinum is paying for infrastructure. The fields will be primarily for lacrosse but will be open for public use when they are not otherwise in use.

John South said that it would definitely require a plan to meet rule 5 requirements. The developer would also need a separate NOI. One concern that Jon South had was the construction sequence, which he feels needs to be addressed concerning the storm sewer construction. Run off could possibly go into the swale area to minimize off site sedimentation. The swale could possibly be temporarily relocated during construction.

Bill Akers wondered if there was a name proposed for safety reasons so that emergency vehicles would be able to find the fields.

The petitioner said they would think about that.

Bill Akers said he would assign addresses to those fields.

Greg Hoyes wanted to make it a regulated drain b/c everything in Claybourne is already. Landscaping around pond needs to be moved so that it is not in the regulated drain easement and to allow access to the pond.

The petitioner asked how far the easements need to be to the top of the pond.

Greg Hoyes said he would prefer 15 ft, but could do 10 feet. He also said that the bump outs need to be taken straight across. Instead of dumping the water into the swale and would prefer to see it piped to the pond to prevent erosion.

The petitioner responded that the reason the water was being piped to the swale was to



provide for a little bit of filtering. The petitioner would prefer not to pipe it into the pond.

John South said that he thinks it is a good idea, but will need to consider plants and such because the swale will probably be wet and not dry.

Greg Hoyes said that the petitioner needs to consider plants and such that will be proper to reduce erosion and needs to carefully consider the possible erosion problem.

The petitioner said that they could work on something.

Gary Hoyt from the Fire Department asked if gates would be in place when the fields are not in use?

The petitioner said that gates would not be used because the fields will be available for public use.

Gary then said that there would be no need for a Knox-box probably unless a gate is constructed.

Nick Redden sent a letter with comments to the petitioner. Most of the comments had to do with the entrance where the Engineering Department would like auxiliary lanes.

The petitioner stated that the Dad's Club had committed to traffic control during games and the petitioner would prefer not to do that. The petitioner next asked if Claybourne requires that.

Nick Redden said that the issue could be discussed later.

Scott Brewer did not have a lot of comments, but wondered if some specific plants exist.

The petitioner answered in the affirmative.

Scott Brewer commented that it would be nice to know which ones. Also, Scott Brewer mentioned that Hawthorns have large thorns and may not be the safest plant to put near the fields.

The petitioner suggested using thornless plants.

Scott also suggested using another native plant. The petitioner might want to rethink the swale plantings because crab apples will die if wet.

Angie Conn suggested that the Dad's Club write down their intentions for use, such as a schedule and traffic counts. She would also like a parking break down for proposed versus required.

...END...

**Docket No. 05060005 SP: Lakes at Towne Road Section 2**

The applicant seeks to plat 28 lots on 20.636 acres. The site is located at the SW corner of 136<sup>th</sup> Street and Towne Road and is zoned S1/Residential.

Filed by Dennis Olmstead of Stoeppelwerth Engineers for Skjodt Thomas and Associates.

**REPRESENTING THE PETITIONER:**

Brian Robinson  
Michael Maloy  
Matt Maple

Brian Robinson stated that all utilities are routed through section 1. They will be finalizing lakes and so forth. Water will be through section 1.

Jon South commented that the petitioner needed to protect the existing culvert on Towne Road, the one that crosses the road. Having sill fence around the whole project is probably over kill. Where is native edge vegetation plan proposed?

The petitioner responded that it will be all of lake three and the south and east sides.

Greg Hoyes said he sent a comment letter. Also a spot elevation is needed and there are new standard details for the required castings. As well, the HCSO would recommend the SSD laterals to each lot to be centered in the lot.

Gary Hoyt asked if there would be an amenity area?

The petitioner replied that there would not be.

Nick Redden said that he had just finished the comments letter and he gave a copy to the petitioner.

Scott Brewer mentioned that the plan did not look the same as the other one. He asked if they had installed a drainage area and if the trees had been preserved?

The petitioner doesn't know but doesn't think so.

Scott Brewer next asked about the plan where it shows trees along grading area, and he was wondering if the hill had been built because the trees cannot exist if the mound is built. Have the trees been preserved, and is it still applicable?

The petitioner said that it would be looked into.

Matt Griffin said that he sent a letter, but that the petitioner needed to add a map key.

The petitioner agreed to monummentation standards per department request.

...END...

**Docket No. 05050060 PP and 05050062 SP: Blue Ridge Estates**

The applicant seeks approval to plat 3 lots on 5.99 acres with the following Subdivision Waiver:

**05050061 SW: 06.03.19** Waiver to allow direct access to Shelborne Road for each lot (waiver from the requirement for a frontage place, alley, or other designated means of access)

The site is located at 12075 Shelborne Road and is zoned S1/Residential.

Filed by Mark Monroe for Michael Maloy.

**REPRESENTING THE PETITIONER:**

Mark Monroe  
Mike Maloy  
Matt Maple  
Bob Brown

Mark Monroe presented the project for a primary and secondary plat for a 3 lot subdivision. The petitioner did file joint petitions, with a request to not include a frontage drive. He will be working to address comment letters.

An aerial photo was presented that displayed the site from the northeast and showed the existing home with accessory buildings. The petitioner related that they would like to maintain a rural character for the development.

John South commented that he sent a review letter and that for the project they need to complete a plan for rule 5. He also commented that there were some wording changes. He requested that the verbiage from the rule be put on the plan with regard to three lots.

Bill Akers stated that he had tentative addresses.

Greg Hoyes had sent a comment letter previously. He mentioned that he needs drainage calculations. Also there needs to be a continued flood study. It is required by the ordinance and it will to go to DNR for flood way approval.

Greg Hoyes also asked if there would be septic fields on site?

The Petitioner answered yes.

Gary Hoyt had no further conditions.

Nick Redden said he was still reviewing the plans.

Scott Brewer asked about the tree preservation. He said that there needs to be fencing around anything within 25 feet of construction.

The petitioner said they are roughly trying to save the big trees.

Matt Griffin said he would review the 2<sup>nd</sup> plat, and he is waiting for notes on access on Shelbourne.

...END...

**Docket No. 05060011 DP/ADLS: Guilford Road Condominiums**

The applicant seeks create an 8 town home buildings containing a total of 37 units on 2.15 acres. The site is located at the SW corner of Main St. and Guilford Road and is zoned OM/MU (Old Meridian/Mixed Use).

Filed by Mark Monroe for Guilford Real Estate Partners, LLC.

**REPRESENTING THE PETITIONER:**

Mark Monroe  
Scott Green  
Ben Dikeman  
Bob Brown

Mark presented the project and said that the site is proposed to be condos of 37 units, located within the Old Meridian zone. The buildings will be mostly red brick and they will file a small signage plan to be included with the packet.

John South said he owes a comment letter and that it will be a rule 5 project so a plan for that will need to be submitted.

Bill Akers spoke with the petitioner yesterday.

Greg Hoyes said he sent a letter.

Gary Hoyt stated that he sent a letter. He said it looked like they would need a fire sprinkler system, and they need to sit down to discuss where to put them.

He will also ask for a Knox box probably to be able to access sprinkler rooms.

He next asked what the height was and if there were basements.

The petitioner said that it looked like a 2 story with garage going down on the back.

Gay Hoyt said they would need a fire alarm system to hook up to the service that would monitor the system. He would like to discuss an access issue and possible drop from 37 to 35 condos to allow an access drive around the buildings. That way they will not have to back in and it makes it easier. This can be discussed at a later date.

Nick Redden had not reviewed the plans yet, but will get comments out as soon as possible.

Scott Brewer had already sent a letter. He said that the street trees cannot be evergreens, and he would be glad to work with their landscape architect.

Matt Griffin had a copy of his comments and there may be additional comments to what is in the letter.

...END...

**Docket No. 05050054 ADLS Amend: Gradle Drive Warehouse Expansion**

The applicant seeks to create a 12,600 sq. ft. warehouse expansion. The site is located at 479 Gradle Drive. It is zoned I1/Industrial.

Filed by Mark Monroe for BFI Properties, LLC.

**REPRESENTING THE PETITIONER:**

Mark Monroe  
Scott Brown  
Jennifer Lawrence  
Bob Brown

Mark Monroe presented a site aerial showing the location of the site with respect to adjacent buildings. Real Mechanical is located to the north. The site is surrounded by other industrial

uses. They will be demolishing the building in the northeastern corner and will be adding on to the existing building. They have also proposed additional landscaping.

John South stated that the development appeared to be less than 1 acre; therefore the rule 5 does not apply.

Bill Akers had no comment.

Greg Hoyes maybe recommended working with surrounding property owners to improve swale.

Gary Hoyt asked if the building is being sprinkled. They will need to set up a meeting to discuss the sprinkler connection. A Knox-box may also be needed. Greg Hoyt also requested sprinkler SBC caps, which are not a requirement yet but may be in the future.

Nick Redden said he sent a letter.

Scott Brewer had sent an email.

Matt Griffin had no additional comments.

...END...

**Docket No. 05060012 DP/ADLS: Old Town Shops of Carmel - Parcel 13**

The applicant seeks to create a 32,160 square foot, 4 story retail/office building on .392 acres. The site is located at the SE corner of Main St. and Range Line Road and is zoned C2 and is within the Old Town Overlay.

Filed by Kirt Moody for CSO Schenkel Shultz.

**REPRESENTING THE PETITIONER:**

Kirt Moody  
Les Olds

Les Olds stated that the project from the master plan is located at the southeast corner of Range Line and Main. The project is under design and the CRC owns everything but two pieces of property in the southern portion. The CRC project has hired Pedcor to act as contractor. The site will have live/work units and all of them will be purchased by business owners. The yellow portion is the entire arts district.

John South said that the state regulations require a development that exceeds 1 acre in size to present a storm water pollution prevention plan. If a development is less than 1 acre then no storm water prevention plan is needed. This project, even though it is less than one acre, needs to meet storm water pollution prevention requirements because the total development area is larger than 1 acre. Jon South did not believe they had done that yet.

The petitioner commented that they had not started that plan. The petitioner knows it's going to drain from east to west. As far as a plan for this sort of protection, the petitioner

does not have that. Would ask that this parcel move along knowing that they will have that.

John South stated that at this point he is willing to move along, but wants the petitioner to know that they need to make a submittal covering it as a rule 5 project.

Les Olds said that there is a tentative plan to move forward with the site.

John South asked how storm water quality is going to be addressed, and should consider landscape islands and innovative things such as porous pavement.

Les Olds said it would be done.

Bill Akers said they would set up a meeting to talk.

Greg Hoyes said he had already sent out a comment letter about drainage.

Gary Hoyt said he sent a letter and asked if there were to be sprinklers in this building?

The petitioner answered that yes there would be. A letter was given from the owner. A discussion might need to be set up with the fire department.

Greg Hoyt asked if the alley is going to be there?

Les Olds said yes, that it would be quasi-small streets.

Nick Redden said he just finished comments this morning.

Scott Brewer did not write a comment letter. He was glad to see structural soils and the cleaning up of the look of downtown. He may have some comments with regards to tree gates and such.

Les said yes, it is good because then that will set the standard.

Scott had a comment about moving some trees; the oak and the ash.

The petitioner said they would do that as soon as possible.

Matt Griffin had reviewed the plans, but had no comments currently.

Les Olds closed by saying that they will improve as phases go on and he wants to keep everybody informed and involved.

**...END...**

**The meeting ended at 11:51 AM**